



**FOUR HUNDRED**  
SOUTH HOPE



# STRONG OWNERSHIP BE PART OF IT



## TO LEARN MORE, CONTACT:

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## SOMETHING NEW IS HAPPENING IN BUNKER HILL.

Be part of it at 400 South Hope. Enjoy new ownership, new management and a new vision for doing business in Downtown Los Angeles.

CBRE Global Investors is a world-wide leader in real estate investment management with \$94.8 billion in assets under management.\*

For 400 South Hope, this means a financially stable owner with the ability and desire to invest in the property and its tenants.

## Coming Capital Improvements

With new ownership comes renewed investment in 400 South Hope and its tenants. That translates into new life and vibrancy for Bunker Hill and Downtown Los Angeles.

Tenants will enjoy:

- 5-Star Worldwide signature tenant services including an executive conference center and premier event space
- Upgrades to lobby, building common areas and elevators
- New casual and fine dining options

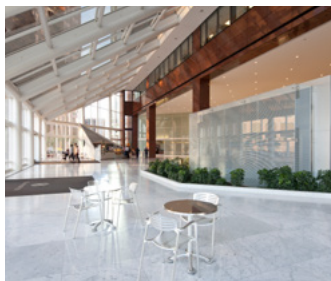
\* Assets under management (AUM) refers to current fair market value of real estate-related assets with respect to which CBRE Global Investors provides, on a global basis, oversight, investment management services and other advice, and which generally consist of properties and real estate-related loans; securities portfolios; and investments in operating companies, joint ventures and in private real estate funds under its fund of funds program. This AUM is intended principally to reflect the extent of CBRE Global Investors' presence in the global real estate market, and its calculation of AUM may differ from the calculations of other asset managers. CBRE Global Investors changed its calculation of AUM with the ING REIM acquisition. The change in methodology has not had a material impact on its AUM calculation. The new methodology has been used to derive pro forma combined AUM as of September 30, 2011.



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## 5-STAR WORLDWIDE SIGNATURE TENANT SERVICES



### TENANTS AT 400 SOUTH HOPE ENJOY EXCLUSIVE

**ACCESS** to CBRE Global Investors' signature 5-Star Worldwide tenant services program – the first of its kind in Los Angeles. Offering services and amenities typically found only at the finest hotels, 5-Star Worldwide gives businesses a platform for greater growth and success.

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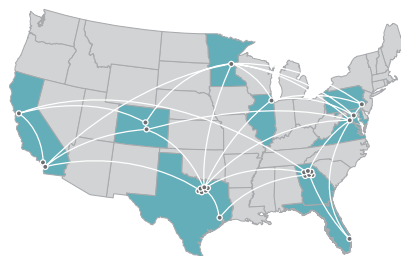
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- Enjoy reciprocity at more than 24 5-Star Worldwide centers across the U.S. Book a tee-time at the on-site golf course in Denver, reserve a boardroom in Midtown Atlanta, or host a client event in the exclusive top-floor lounge of one of Chicago's most iconic buildings.
- Extend your team with a dedicated concierge available to help with event planning and reservations.
- Hold meetings on site in a brand-new conference center with the latest communications technology.
- Host client and employee events in an artfully appointed, premier event space.





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# FACTS & STATS

## TROPHY SPACE AVAILABLE TODAY

**WITH AN INFLUX OF BUSINESSES MIGRATING TO DOWNTOWN LOS ANGELES**, 400 South Hope stands in the middle of Bunker Hill's rapidly increasing wealth of amenities, excellent access to housing and continuous improvements to transit.

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<b>Class:</b>	Premier A+
<b>Stories:</b>	26
<b>Sq Feet:</b>	701,535
<b>Location:</b>	Revitalized Downtown Los Angeles market Bunker Hill micro-market Part of an elite group of 19 Class A office buildings
<b>Site Area:</b>	Entire city block, 1.85 acres
<b>Built:</b>	1982, significantly renovated in 2010
<b>Floor Plates:</b>	27,500 SF; virtually column free
<b>Elevators:</b>	17
<b>Parking:</b>	862 space, 5-level below-grade parking garage Above market parking ratio 1.23/1000
<b>Accessibility:</b>	Three points of ingress/egress, superior convenience Immediate access to the 110 and 5 freeways
<b>Owner:</b>	CBRE Global Investors



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## SUSTAINABILITY GOING GREEN



### CBRE GLOBAL INVESTORS PURSUES LEED® CERTIFICATION

for every property in its portfolio. The LEED green building certification program is the nationally accepted benchmark for the design, construction and operation of green buildings. 400 South Hope will be registering with the U.S. Green Building Council to begin the process of LEED certification soon. Simply put, this is the right thing to do for tenants and the environment.

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On average, LEED buildings provide tenants:

**2.88 FEWER SICK DAYS<sup>1</sup>**

**24% ENERGY SAVINGS<sup>2</sup>**

**74% IMAGE IMPROVEMENT<sup>2</sup>**

"LEED®" and the related logo is a trademark owned by the U.S. Green Building Council and is used with permission.

1. "Do Green Buildings Make Dollars & Sense?" conducted by the Burnham-Moores Center for Real Estate at the University of San Diego, McGraw-Hill Construction and CBRE (2009, 2009)

2. The Green Building Market & Impact report 2010, © GreenBiz Group, written and researched by Robert Watson. "http://www.GreenBiz.com" www.GreenBiz.com